

BEGINNING at an iron pin on the westerly side of Dunklin Bridge Road at joint corner of property of the mortgagors with that of William R. and Mary Kohrtd, and running thence along the joint boundary thereof S. 50-03 W., 218.8 feet to an iron pin; thence S. 9-54 W., 269.3 to an iron pin; thence S. 57-46 E., 119.1 feet to an iron pin; thence S. 33-01 W. 504.5 feet to an iron pin; ^{feet} thence S. 4-31 W. 443 feet to an iron pin; thence S. 26-38 W. 653.6 to point in the center of Horse Creek; thence following the meanders of the center of Horse Creek in a southeasterly direction to joint rear corner of property of the mortgagors with that of A. L. Thompson (or formerly) thence along the said joint line N. 28 3/4 E. 2300 feet, more or less, to a point on the west side of Dunklin Bridge Road, thence along the said Dunklin Bridge Road, 958 feet in a northwesterly direction to an iron pin at the point of beginning, and being part the same property conveyed to Mary E. S. Bogard by deed of Ruth S. King dated May 24, 1965 recorded in the said RMC Office in Deed Vol. 774 at Page 360, excluding 1 acre tract on the westerly side of Dunklin Bridge Road conveyed to Fred C. King by deed of Ruth S. King, dated September 18, 1952. Said tract is identified on the Greenville County Block Book as Lot 9 Block 1 at Page 579.2 in School District Five, and excludes nine acres more or less, conveyed by Mary E. S. Bogard to Wm. R. and Mary Kohrtd by deed dated June 6, 1969 recorded in Deed Volume 869 at Page 433.

Also one 1966 House Trailer Marlette make 52 x 10 - Exterior color white & gray Serial No. G2-52FKE-60130 sold to Charles E. Bogard with S. C. Certificate of Title, number 4741822, and being transferred this date to mortgagors by transfer of said Certificate of Title.

TOGETHER WITH ALL RIGHTS, INTERESTS, EASEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, THE RENTS, ISSUES, AND PROFITS THEREOF AND REVENUES AND INCOME THEREFROM, ALL IMPROVEMENTS AND PERSONAL PROPERTY NOW OR LATER ATTACHED THERETO OR REASONABLY NECESSARY TO THE USE THEREOF, ALL WATER, WATER RIGHTS, AND WATER STOCK PERTAINING THERETO, AND ALL PAYMENTS AT ANY TIME OWING TO BORROWER BY VIRTUE OF ANY SALE, LEASE, TRANSFER, CONVEYANCE, OR CONDEMNATION OF ANY PART THEREOF OR INTEREST THEREIN--ALL OF WHICH ARE HEREIN CALLED "THE PROPERTY";

TO HAVE AND TO HOLD the property unto the Government and its assigns forever.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRENTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of any annual charge, may be paid by the Government to the holder of the note as provided in the insurance endorsement for the account of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the advance was due to the date of payment to the Government.